

TOWN AND COUNTRY PLANNING DEPARTMENT

The 10th December, 1981

No. 10DP-81/20527. With reference to Haryana Government Notification No. 891-16(9)-2TCP-79, dated the 5th March, 1979 published in the Haryana Government Gazette dated the 5th May, 1979 and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the (Final) Development Plan alongwith the restrictions and conditions proposed to be made applicable to the Controlled Area covered by it (given in annexures 'A' and 'B' to the Development Plan) at Madhuban (Karnal). The relevant plans of (i) Development plan Drawing No. R. T. P(K), 354/19, dated the 17th September, 1979 are appended herewith.

ANNEXURE 'A'

Explanatory note on the (Final) Development Plan for the Controlled Area extended around Old Mughal Bridge at Madhuban.

Introduction :

1. The Mughal Bridge at Madhuban is situated on National Highway No. I (Delhi - Amritsar G. T. Road) at a distance of 10 kms. from Karnal and 24 Kms. from Panipat. The main objective of the extension of the Controlled Area around the Mughal Bridge is to keep the surroundings of the monument clean and to check the haphazard development around it, which had recently been taking place. The area was declared as a Controlled Area, vide notification No. 734-2TCP-73/5252-A, dated 19th February, 1973, published in the Haryana Government Gazette of 20th March, 1973.

Existing Land Use:

2. The area is predominantly agricultural, dotted with a few old type farm-houses with tubewell chambers. There is also a group of few residential houses, some industrial sheds, a high school, a primary health centre, an orphanage building and some shopping booths along western boundary of G. T. Road. The H. A. P. Headquarters encompass an area of approx. 316 acres and is situated on the western side of the G. T. Road. The complex accommodates the administrative buildings, offices, bungalows, staff quarters, staff dormitories, police training college, forensic laboratory, recruit trainees hostel, a stadium and parade grounds, etc. The augmentation canal passes through the centre of the Controlled Area and that of the H. A. P. Complex from north-east to south-west. Bazida minor, an irrigation channel passes along the south-western boundary of the Controlled Area, whereas Bazida drain runs through its northern portion. A pucca approach road also passes through the middle of the eastern portion of the Controlled Area and connects village Uchha-Samana with Mughal Bridge on the G. T. Road. There is also a Devi Mandir just abutting the Mughal Bridge.

Proposals :

3. The area under H. A. P. Headquarters (316 acres) with proposed extension (418 acres) and considering the future needs of the campus which may arise in due course of time, a total area of 800 acres has been zoned as a special zone.

Regarding the remaining and surrounding area, since it is predominantly agricultural, it has been designated as 'Agricultural Zone' in the development Plan. This agricultural zone does not imply reservation of and for agricultural use only but would include extension to existing villages contiguous to the Abadi-Deh, if undertaken as a project approved or sponsored by the Government and other ancillary facilities necessary for its maintenance and improvement as an agricultural zone including construction of farm-houses etc. as per Appendix 'A'.

However, along G. T. Road land reservation on its either side a 30 metres wide strip has been reserved as a prohibited belt for erection or re-erection in consonance with section 3 of the Punjab Scheduled Roads and Controlled Areas (Restriction of Un-Regulated Development) Act, 1963. Within this belt of land, no building even of type mentioned above will be allowed except uses mentioned in the prohibited zone in Appendix 'A'.

As the Existing Land Use Plan and the Development Plan shows (within the special zone/agricultural zone) there are certain existing factory and some other buildings erected prior to the area having been declared as Controlled area, so it is intended to protect existence of these buildings as non-conforming uses subject to restrictions laid down in the relevant zoning clauses therein relaxation has been provided.

The Break-Up of Major Land Uses is as under :—

Special Zone (Area under H.A.P. Headquarters within Controlled Area)	.. 800 Acres
Area under G.T. Road and prohibited belt	.. 55 Acres
Area under Agricultural Zone	.. 955 Acres

Zoning Regulations :

4. The legal sanctity to the proposal regarding land use is being given effect to by a set of Zoning Regulations which form part of this Development Plan. These Regulations will govern the change of land use and standards of development. They also very elaborately details out allied and ancillary uses which will be permitted within the major land uses mentioned as such.

ANNEXURE 'B'

Zoning Regulations—Governing uses and development of land as shown in Drawing No. R.T. P(K)-354/79, dated 17th September, 1979.

I. General :

(i) The Zoning regulations forming part of the development plan for the controlled Area around Mughal Bridge at Madhuban shall be called Zoning Regulations of the Development Plan for the Controlled Area around Mughal Bridge at Madhuban (Karnal).

(ii) The requirement of these regulations shall extend to the whole of the Area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas (Restriction of unregulated Development) Act, 1963 and the rules framed thereunder.

II. Definitions :

In these regulations :—

- (a) 'Approved' means approved under the rules.
- (b) 'Drawing' means Drawing No. RTP(K)-354/79, dated 17th September, 1979.
- (c) 'Material date' means the 19th February, 1973 on which date the land under this Controlled Area was notified,—*vide* Government Notification No. 234-2TCP-73 5252-A, appearing in Haryana Government Gazette of 20th March, 1973.
- (d) 'Non-Conforming Use' in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Dev. Plan.
- (e) 'Public Utility Buildings' means any building required for running of public utility services such as Water supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire-station.
- (f) 'Rules' means the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development Rules), 1965.
- (g) 'Site Coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (h) 'The term' Act Colony, Coloniser, Development Plan, Sector and Sector Plan' shall have the same meaning as assigned to these in the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963.
- (i) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Dev.) Act, 1963.

III. Major Land Uses/Zones :

For purposes of these regulations, the different parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and designated as such :—

- (i) Special Zone (Haryana Armed Police Complex).
- (ii) Prohibited Zone (belt along G.T. Road).
- (iii) Agricultural Zone.

IV. Detailed Land Uses within Major Uses :

Main, ancillary and allied uses which subject to requirements of the regulations and the rules which may be permitted in the respective major land use zones are listed in Appendix 'A' sub-joined to these regulations.

V. Non-Conforming Uses :

With regard to the existing industries/other structures shown in special zone in the Development Plan, such non-conforming uses may be allowed to continue if deemed fit by the Government for a fixed period to be determined by the 'Director' provided that the owner of the industry/structure concerned —

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of his site as and when called upon by Director, to do so in this behalf ; and
- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

VI. Discontinuance of Non-conforming Uses :

(i) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be reused or redeveloped only according to the conforming use.

(ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity it shall be allowed to be re-developed only for conforming use.

VII. Relaxation :

In the case of any land lying in agricultural zone, Government may relax the provision of this Development Plan :—

- (a) For use and development of the land into a residential or industrial colony, provided the Colonizer had purchased the land for said use and developed it prior to the material date and now secures permission for this purpose as per rules.
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that—
 - (i) the land was purchased prior to the material date,
 - (ii) the Government is satisfied that the head of the industry is such that it can not await alternative allotment in the proper zone.
 - (iii) the owner of the land secures permission for building as required under the rules,
 - (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges as and which called upon by the Director in this behalf and during the interim period makes the satisfactory arrangement for discharge of effluent.

Explanation.—The word "Purchase" in the regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

VIII. Provisions of Farm Houses Outside Abadi-Deh in Agricultural Zone :

A farm house in agricultural zone outside Abadi-Deh of a village may be allowed where the agricultural land attached exceeds 0.4 hectares and on the following conditions :—

Size of Farm	Maximum coverage of houses	Maximum height of storeys
0.4 to 1.2 hectares	.. 45 sq. metres	Single storey 6 metres
Above 1.2 hectares	.. 135 sq. metres	Ditto

Minimum set back for a dwelling shall be —

- (a) 15 metres from any boundary line of property.
- (b) 30 metres from any village road.
- (c) 60 metres from any State road connecting the town.
- (d) 150 metres from any National Highway/Scheduled road.
- (e) 150 metres from any bye-pass.

APPENDIX 'A'

SPECIAL ZONE

- (i) Administrative buildings
- (ii) Officer's bungalows
- (iii) Staff quarters/Staff dormitories
- (iv) Recruit trainees hostel
- (v) Police Training College
- (vi) Play grounds
- (vii) Forensic Laboratory
- (viii) Any other use which the Government may decide

As approved by the Director

PROHIBITED ZONE (BELT ALONG G. T. ROAD)

- (i) Parks and Play grounds
- (ii) Petrol filling stations
- (iii) Parking spaces, bus stops, shelters, taxi, tonga and rickshaw stands
- (iv) Nurseries
- (v) Land drainage and irrigation channels, electric transmission lines and telephone wires and poles
- (vi) Any other use which the Government in the public interest may decide

As approved by the Director

AGRICULTURAL ZONE

- (i) Agricultural, Horticultural, Dairy and Poultry Farms
- (ii) Village houses within Abadi Deh
- (iii) Farm houses outside Abadi Deh, subject to restrictions as laid down Resolution VII
- (iv) Expansion of existing village, contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurization plants
- (vi) Bus and Railway Station
- (vii) Airport with necessary building
- (viii) Wireless stations
- (ix) Weather Stations
- (x) Land Drainage and Irrigation and Hydro-electric Works
- (xi) Hydro-electric/Thermal Sub-stations, Transmission Lines and Poles
- (xii) Mining and extraction operations including lime and brick-kilns, stone quarries and crushing, subject to E. orders and at approved sites provided that none of these operations are sited within 30 metres of the edge of any National/State Highway
- (xiii) Cremation and Burial Grounds
- (xiv) Petrol filling Station
- (xv) Godown /Storage spaces for agricultural inputs and outputs as approved by the Director
- (xvi) Any other use which the Government may in the public interest decide

As approved by the Director

A. K. SINHA,

Special Secretary to Government, Haryana,
Town and Country Planning Department

DEVELOPMENT PLAN FOR CONTROLLED AREA EXTENDED AROUND MADHUBAN

EXISTING FEATURES

CONTROLLED AREA BOUNDARY (NOTIFICATION NO 7342 (P/5/5/52 A) DT. 9/1/73)	
ROAD WITH MILE STONE	
RAILWAY LINE/STATION	
OTHER STRUCTURES WITHIN AGRICULTURAL ZONE	
KATCHA RASTA	
VILLAGES	
CANAL/DISTRIBUTARY	
DRAINS	
PROTECTION BUNDS	
PROPOSALS	
AGRICULTURAL ZONE	
PROHIBITED BELT (FOR ERECTION OF BUILDINGS)	
SPECIAL ZONE (H.A.P. HQS)	

NON CONFORMING USE

EXISTING INDUSTRIES & OTHER STRUCTURES WITHIN SPECIAL ZONE



SCALE :- 1:15840
OR 1"=1320'

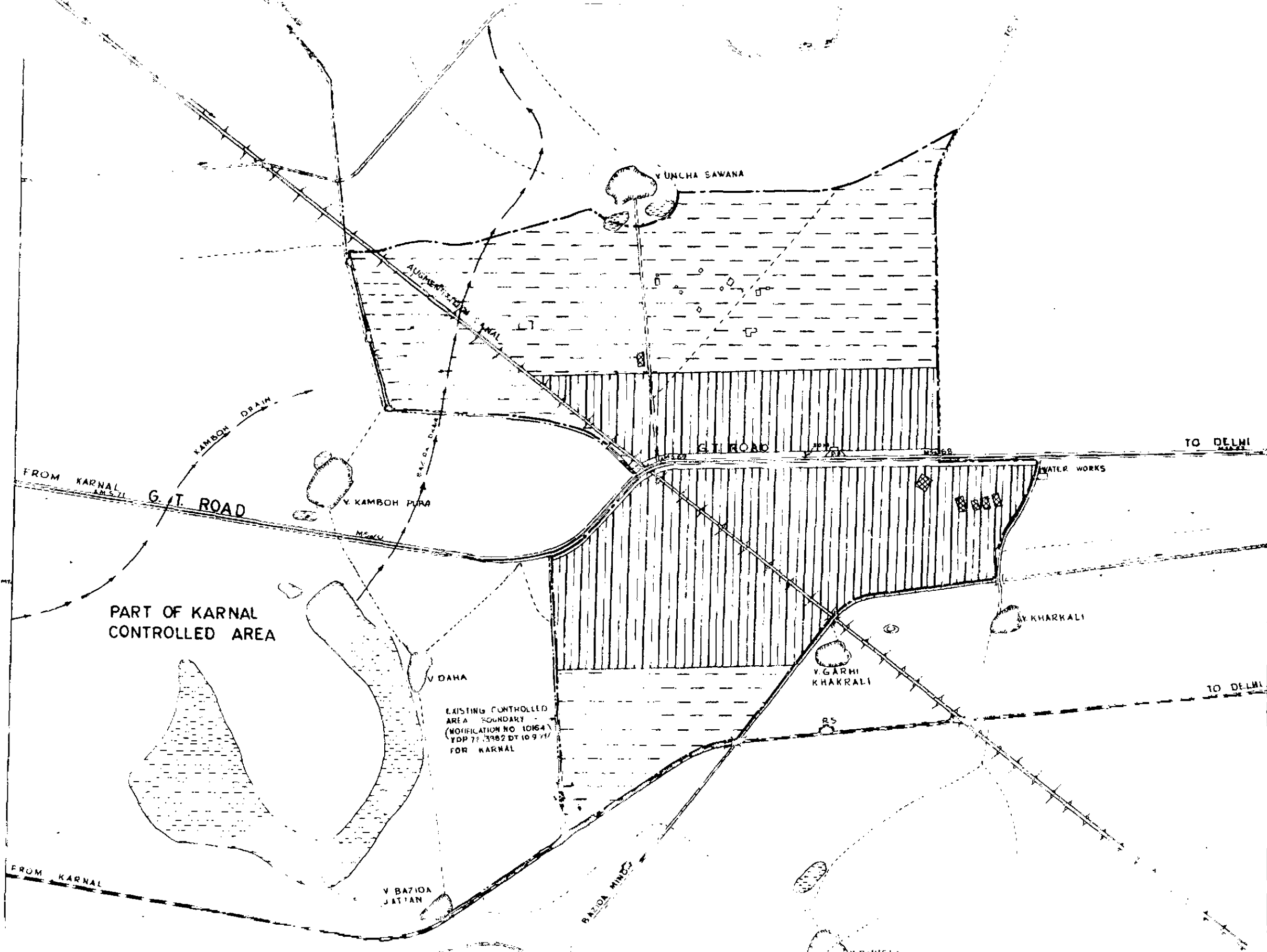
DRAWING NO R.T.P. (K) 354/79 DATED 17 9 79

PLANNING ASSISTANT *sat Paul*

ASSISTANT TOWN PLANNER *John*

REVISION TOWN PLANNER *John*

SENIOR TOWN PLANNER *Chandra 19/9/79*



DIRECTOR
TOWN & COUNTRY PLANNING HR

INDIA IS OUR HOME. WE WILL BUILD IT UP AND MAKE IT A BETTER PLACE TO LIVE IN.

EXISTING LAND USE PLAN FOR CONTROLLED AREA EXTENDED AROUND MADHUBAN

LEGEND

CONTROLLED AREA BOUNDARY. (NOTIFICATION NO. 734-2 TCR 75/5252-A)
DT: 19.2.75

ROAD WITH MILE STONE.

KATCHA RASTA.

RAILWAY LINE/STATION.

CANAL/DISTRIBUTARY.

BUILT UP AREA.

POND / MOUND.

KILNS.

H.A.P. HEAD QUARTERS.

RETAIL SHOPS.

PETROL PUMP.

INDUSTRIAL SHED.

SCHOOL.

RELIGIOUS BUILDING.

HOSPITAL/DISPENSARY.

GARDEN.

TUBE WELL & WELL.

DRAIN

AGRICULTURAL LAND

NOTE: THE LAND USES SHOWN IN THIS DRAWING ARE
BASED ON DRG NO D.T.P.(K) 81/73



SCALE: 1:15840

DRAWING NO D.T.P. (K) 236/76 DATED 26.10.76

DESIGNED BY ASSISTANT

SD: J.S. DABAS

ASSISTANT TOWN PLANNER

[Signature]

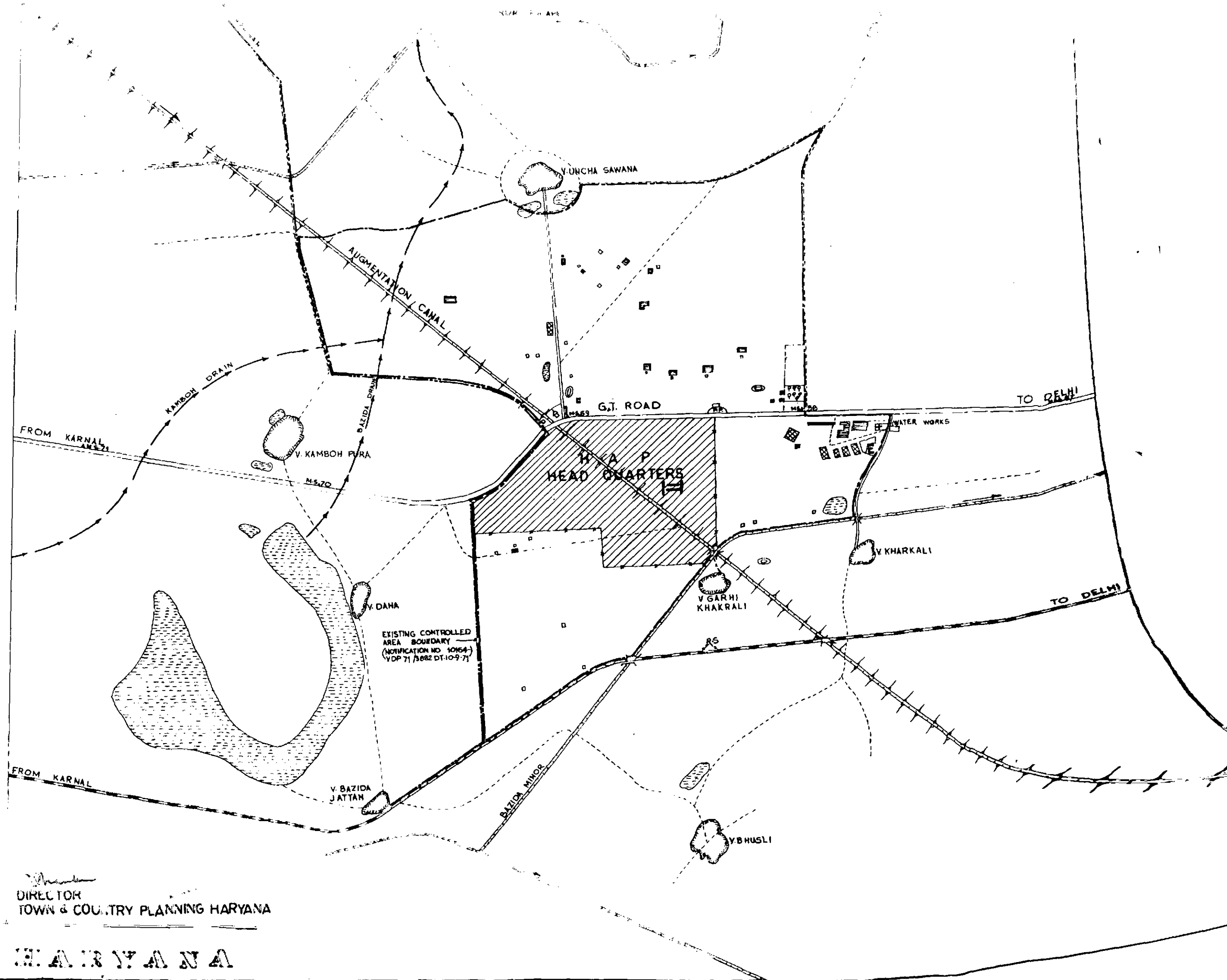
DIVISIONAL TOWN PLANNER

RPL-4

SENIOR TOWN PLANNER

[Signature]

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DIRECTOR
TOWN & COUNTRY PLANNING HARYANA



NO. 17 TO 19. CD 17. T. & C. P. L. G. H. A. R. Y. A. N. A.